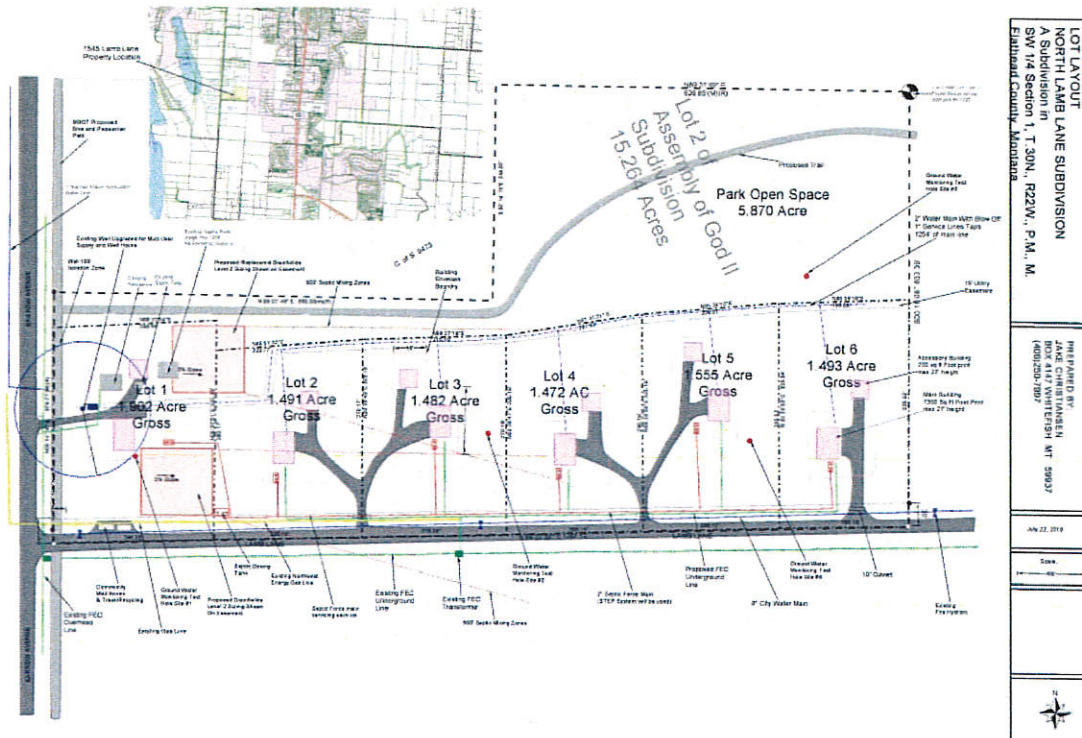


FLATHEAD COUNTY, MONTANA SUBDIVISION REGULATIONS ENVIRONMENTAL ASSESSMENT

Residential Development: North Lamb Lane Subdivision



General Parcel Data

Owner: Crow LLC

Address: 1545 Karrow Avenue, Whitefish MT

Tract ID: 3022X01-AG2-2

Assessor Number: 0507167

Geocode: 0741801303230000

Approx Acres: 15.2

Water, Sewer, and Fire Data

Fire District: Rural Whitefish

Water & Sewer: None

Zoning Data

Neighborhood Plan: None

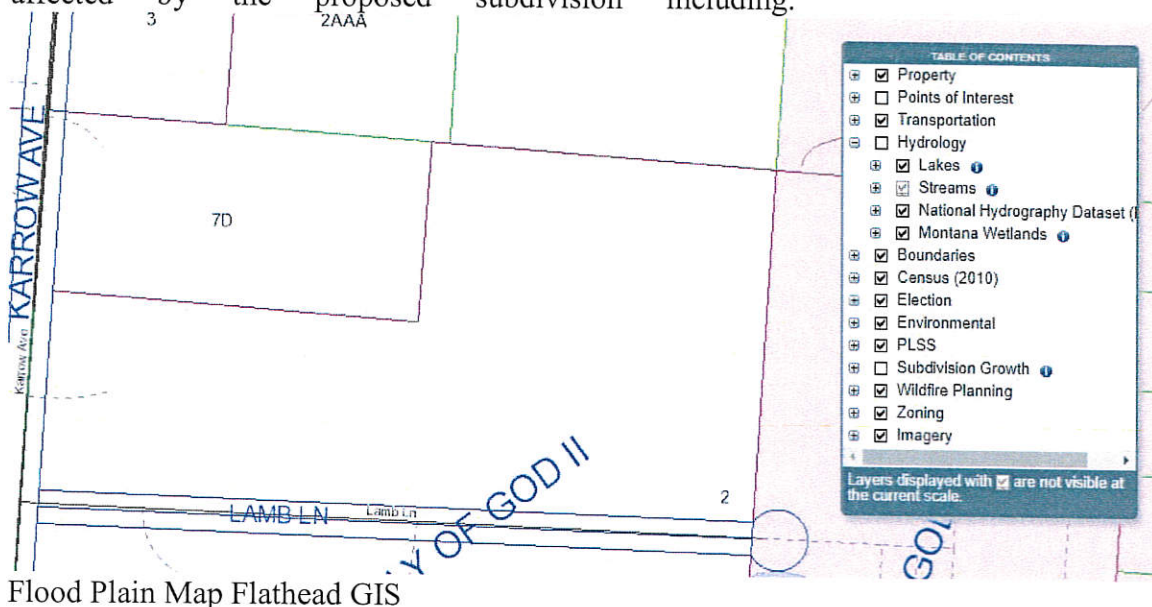
County Zone District: Whitefish Rural

County Zoning Use: R2.5

Section 1 — Resource Assessment

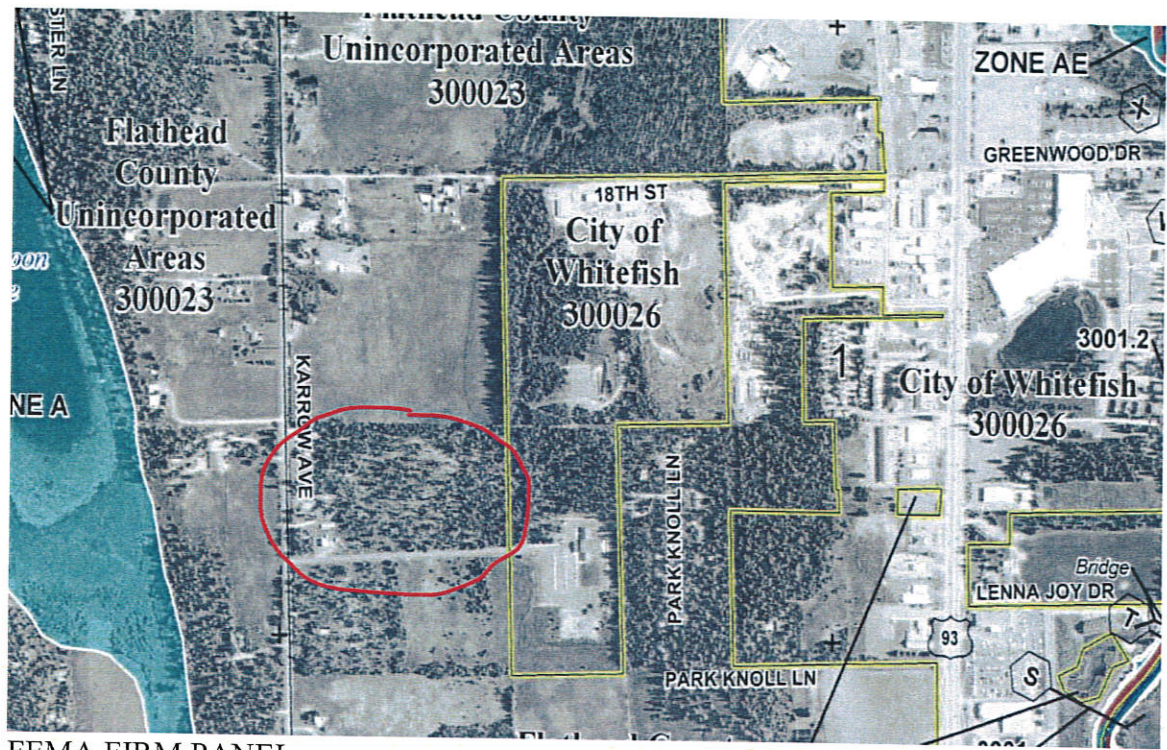
a.Surface Water:

- i. Locate on the preliminary plat all surface water and the delineated 100 year floodplains which may affect or be affected by the proposed subdivision including:



Flood Plain Map Flathead GIS

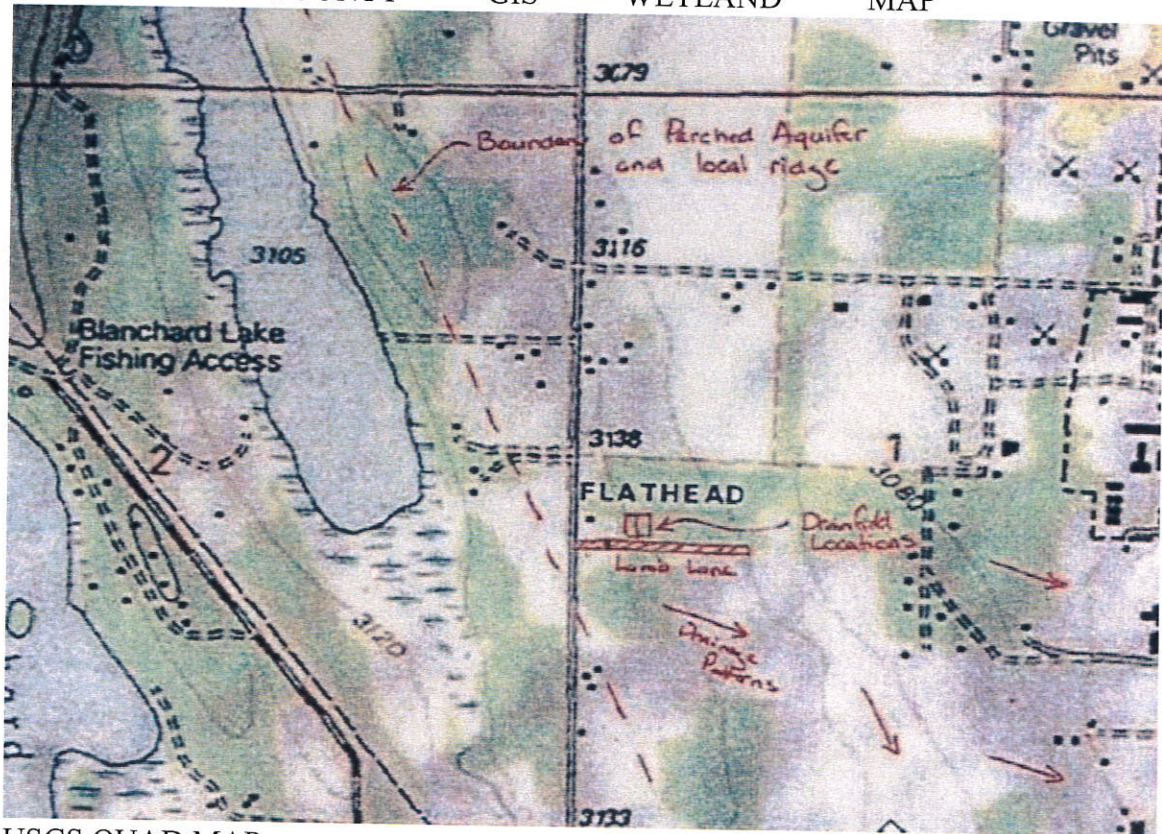
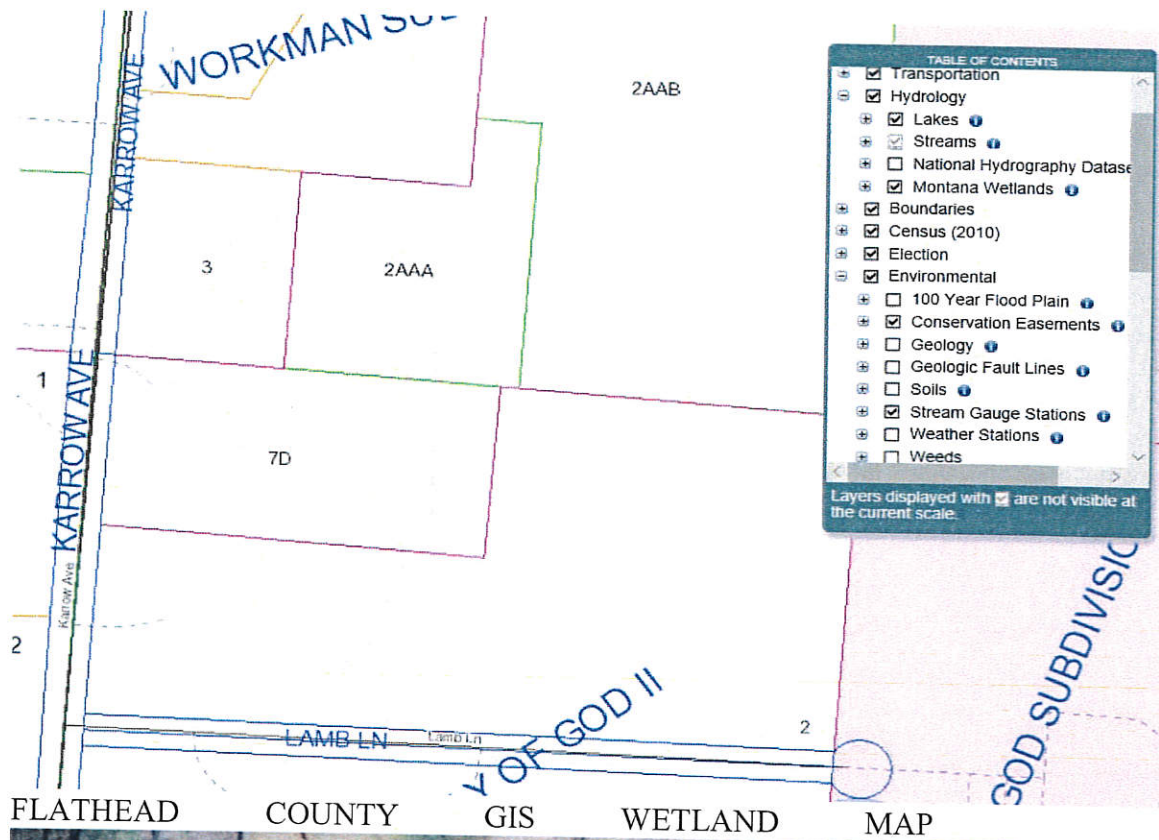
The property is shown not to be in the flood plain on FIMA Map Number 30029C1090J(full map attached), dated 11/04/15(partial map see below), and by the Flathead GIS map(see above). (FEMA FIRM creation website Flathead County GIS Mapping).



FEMA FIRM PANEL

- A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes;

There are no perennial or intermittent natural streams, lakes, ponds, rivers, or marshes on the property. There are no areas designated in Montana Wetlands Inventory by the Flathead County GIS map or USGS Quad Maps as shown in the following. (Owner)



USGS QUAD MAP

- B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems.

There are no artificial water systems such as canals, ditches, aqueducts, reservoirs, or drainage systems on the property. (Owner).

- ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, roads) to surface waters;

There are no surface waters within the proposed subdivision. The application calls for using shared existing water well and a new septic drain field designed by A2Z engineering. These will be located within the subdivision on Lot 1. Wastewater will be pumped from individual collection tanks through a 2" line to an engineered dosing system/field. The septic design non degradation calculations have been analyzed and approved through the pre-approval process of the DEQ. The non degradation calculations included a trigger value calculation that showed that the impact of this subdivision will be non significant according to the state groundwater standards in regards the surface waters. All stormwater drainage plans and calculations to be designed in accordance to DEQ Chapter 8 criteria and submitted and approved by DEQ. (Matt Nerdig, A2Z Engineering)

- iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes is are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat;

There are no existing or proposed stream bank or shoreline alterations, or any proposed construction or modification of lakebeds or stream channels are required. (Owner)

- iv. If wetlands are present, the subdivider shall provide a wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual. If the investigation indicates the presence of jurisdictional wetlands, a wetlands delineation shall be shown on the preliminary and final plats. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

There is no designated wetlands by the Montana Wetlands Inventory or by the Flathead County GIS mapping as shown in previous maps.(Owner)

b. Ground Water:

- i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision.

Monitoring may be waived if evidence of minimum and maximum ground water elevations can be documented;

Test holes from March through June 30, 2016. See the attached ground water documentation from the Records of the Flathead County Department of Environmental Health.(Owner)

- ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within four feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment;

According to the monitoring done in the groundwater monitoring season of 2017 the groundwater meets the necessary standards for the drainfield locations and is approximately 7 feet in the drainfield area. The groundwater monitoring locations and results are attached to this submittal. (Matt Nerdig, A2Z Engineering)

- iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as result of the subdivision.

The development will use a level two advanced treatment septic system for the wastewater prior to dosing to the proposed drainfield. This system will insure appropriate treatment and monitoring of the wastewater. The additional treatment capacity this provides will insure that there will be no groundwater degradation as defined in state law. The non degradation calculations have been performed and are pre approved by the DEQ subdivision section. The storm water runoff will flow to retention basins on individual lots along access roads and around building structures. There will be a water quality parameter calculated in to the stormwater system to insure stormwater treatment prior to flows below pre development rates. The intent of the subdivision design and rules promote keeping developed land to a minimum and a large 5.5 acres open space to allow undisturbed ground infiltration areas. (Matt Nerdig, A2Z Engineering)

c. Geology/Soils:

- i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or

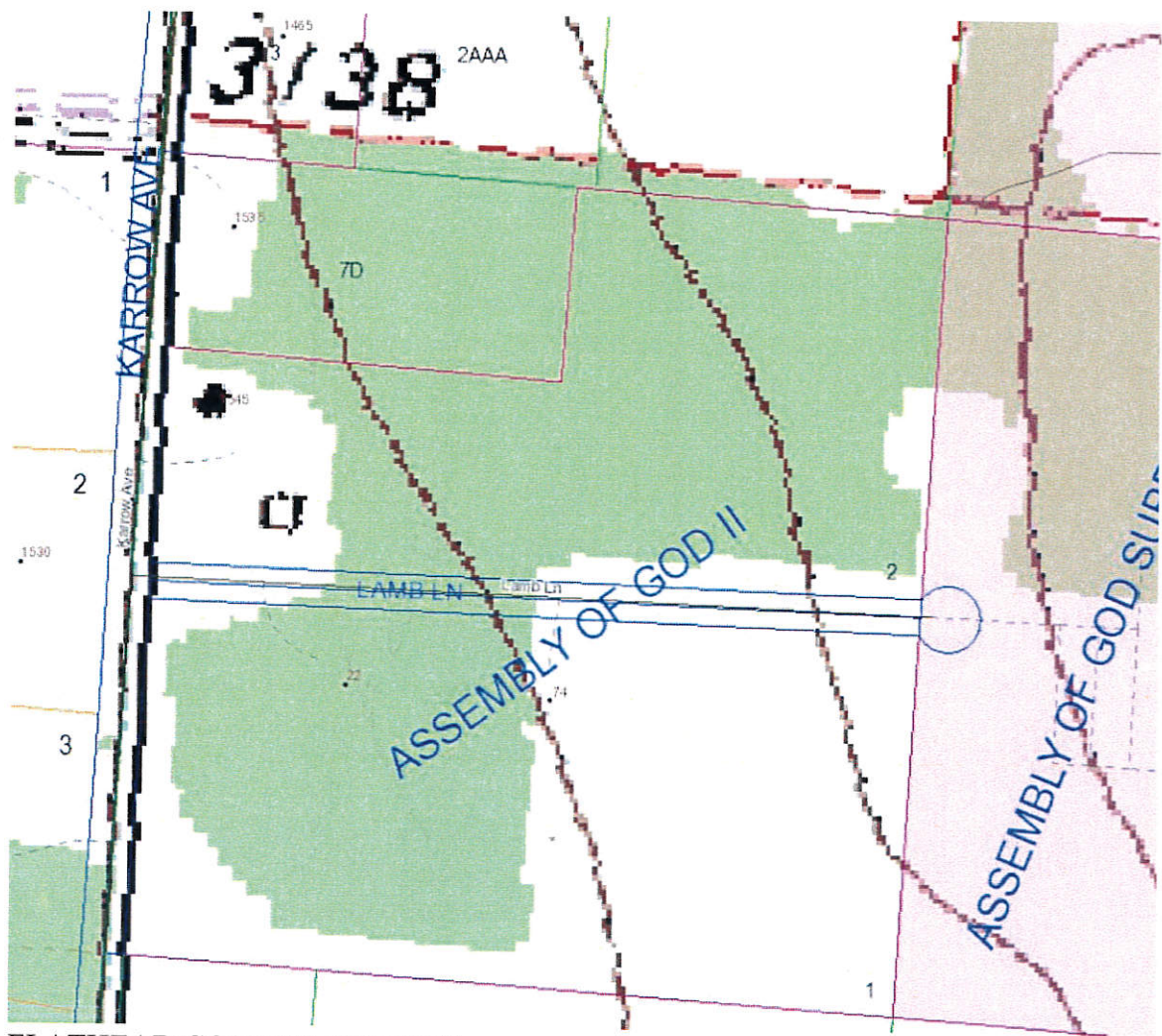
personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity;

There are no observed geologic hazards affecting the development site. As is clear from the topographic lines shown on the attached 11x17 Lot Layout, it is flat with a moderate slope in center of land(7%). Montana Bureau of Mining and Geology Website does not list this area with no fault and thus no danger from geologic slides or falls is anticipated. There are no observed outcroppings of rock on the property so no danger reduction measures are required.(Owner)

ii. Explain what measures will be taken to prevent or materially lessen the danger of future property damage or personal injury due to any of the hazards referred to above;

As stated in item "i" above, the site has moderate slopes(7%) in isolated area. No danger from geologic slides or falls or from any other geologic feature is anticipated. There are no observed outcroppings of rock on the property and therefore no danger reduction measures are required.(Owner)

iii. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 25 percent.



FLATHEAD COUNTY GIS USGS

The subject site has moderate slopes (approximately 7%) and has no known geologic conditions that would limit normal construction. There are no slopes in excess of 25 percent on the site. There is no shallow bedrock or unstable/expansive soil conditions or slope issues known on this property. The septic drainfield will be designed to insure proper separation distance from the high groundwater levels on site. All structures built will adhere to IBC/IRC 2012. All structures will have properly designed foundations and drainage systems around the structure to protect the structure from moisture.

- iv. Identify any soils constraints, including expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations.

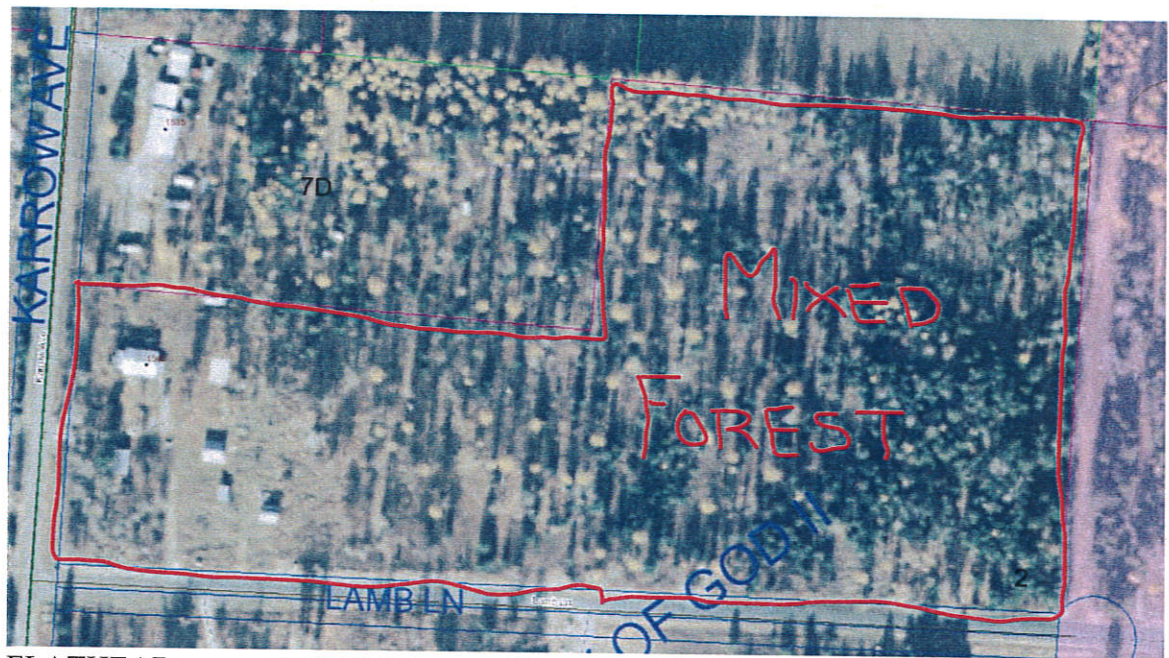
There are no soil constraints such as expansive soils, hydric soils or any soil which limit sanitary facilities in the portions of the site.

- v. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

There is no cutting or fill needed to develop the property. Areas of disturbance will be the utility installation and future home sites located within the building envelopes. All other areas will be no build zones and shown as such on the final plat. Any back fill and disturbed for building and utility installation will be addressed using BMPs. Disturbed areas for utility installation will use back fill from excavation and covered in native seed mix.(Owner)

d. Vegetation:

- i. On a sketch map indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion.





Please see the above aerial photograph from the Flathead County GIS NAIP Photograph and site photographs taken 7/12/19. The site is listed as a Moist Monatan Forest as designated by Flathead County Community Wildfire Protection Plan 2011. There are no critical plant communities such as stream bank, shoreline, steep slopes, or possible high wind or water erosion areas. The whole site compromises of mixed forest. With tree species of Engleman Spruce, Douglas Fir, Aspen, Paper Birch, Cotton Wood, and Larch. This property under went a selective timber harvest in early 2000's(Gene Lamb, pervious owner and son of homesteader, Manuel Lamb). Under growth vegetation is Snowberry, Ocean Spray, Rocky Mountain Maple, Kinnickinnick, Oregon Grape Root, with a mix of perennial grasses and flora. Any vegetation to be removed or cleaned from the site will be limited to the utility excavation, future home sites, and thinning and clean up of the wooded portions of the property (including the 5.87 acre Park Open Space) to ensure forest health and promote fire safety(in compliance with Wildland Urban Interface). Any disturbed areas during construction will be re-vegetated with onsite "duff" and native seeding, but due to low slope angles limited erosion from water and wind anticipated. (Owner)

- ii. Identify and sketch map any locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion.

Weed management commenced in 2017. There are isolated areas on the property with Canadian Thistle, Oxeye Daisy, White Yarrow, and Toad Flax as identified in weed report by Flathead County Weeds and Parks Department review of site. Weed control through an Integrated Weed control program using selective spot spraying, hand picking, and cutting has commenced in 2017 and continues. The weed management plan will be part of the HOA and Covenants of the subdivision. A Weed Management Plan has been approved and recorded by the Flathead County Weed and Parks Department.(Owner)

- iii. Describe any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).

No known critical plant communities exist on the site. Building envelope and access road locations have been designed to minimize disturbance of established trees and other native vegetation. Any vegetation to be removed or cleaned from the site will be limited to driveways, parking area, and building sites. All thinning and clean up of the wooded portions of the 5.87 acre Park Open Space will be undertaken to ensure forest health and promote fire safety in standards set by the Wildland Urban Interface. To the extent possible, it is proposed to re-vegetate any areas that are disturbed during construction with onsite scraped "duff" and native seed mix. (Owner)

e. Wildlife:

- C. Describe species of fish and wildlife which use the area affected by the proposed subdivision.

Big game animals frequent this site such as, occasional Black Bear, Mountain Lion, and more regularly Whitetail Deer. Large birds such as Turkey, occasional Pheasant, and the inter-mix of small birds that inhabit forested areas are also present (Montana Fish Wildlife and Parks and resident Owner).

- D. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands.

The site is located in the Northern Rockies Ecoregion as designated by the Second Draft of the EPA/USDA/US Forest Service Ecoregion Of

Montana Map. It is sub designated as 15T sub range – habitat of Moist Montane Forest.

This specific land has been used for limited cattle grazing 20 years ago, and had a company thin – remove larger marketable timber in early 2000's. (according to Gene Lamb, previous owner and son of homesteader Manuel Lamb). Natural under growth vegetation has mostly recovered and started to grown in.

Although the property attracts a number of wildlife species, the subdivision being minimally developed (not an urbanized small lot subdivision) and with 5.87 Park Open Space will have minimal impact on wildlife. The property does not consist of key wildlife habitat or provide habitat for rare or endangered species, as per the <http://fwp.mt.gov/gis/maps/caps/>, nor is it designated wetland. (Owner)

- E. Identify rare and endangered species on-site. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;

Montana Fish Wildlife and Parks does not list any rare or endangered species on this geographic site. (Montana FWP website). And the following map shows the subdivision area marked by blue pin is “unranked” for habitat listed for Species of Concern. Although areas surround the proposed subdivision is listed, consideration has been given to this through a “clustering homes” subdivision, planning to keep a 5.87 acre Park Open Space for habitat, rules in the CC&Rs / Design Guidelines(listed below) to lessen wildlife conflicts, and restrictions on lots for removal of natural forest and vegetation. Also restriction have been placed on the CC&Rs for limiting home sizes, restricting lawn square footage, and preserving the existing native vegetation. (Owner)

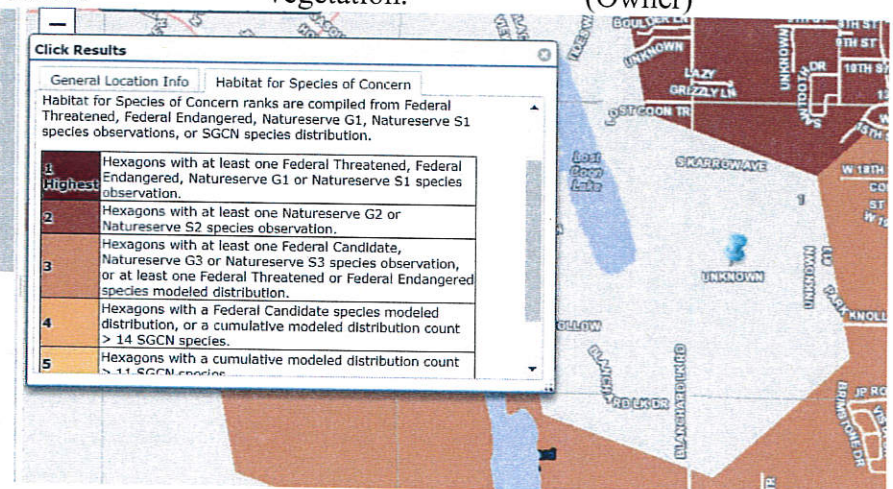
Habitat for Species of Concern

- Class 1 (Highest)
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6 (Lowest)
- Unranked

Public Land Ownership

- BLM
- National Park Service
- Other Federal Lands
- US Fish and Wildlife Service
- US Forest Service
- MT Fish, Wildlife & Parks
- State Trust Lands
- Other State Lands

Click Results	
General Location Info	Habitat for Species of Concern
Habitat for Species of Concern ranks are compiled from Federal Threatened, Federal Endangered, Natureserve G1, Natureserve S1 species observations, or SGCN species distribution.	
1 Highest	Hexagons with at least one Federal Threatened, Federal Endangered, Natureserve G1 or Natureserve S1 species observation.
2	Hexagons with at least one Natureserve G2 or Natureserve S2 species observation.
3	Hexagons with at least one Federal Candidate, Natureserve G3 or Natureserve S3 species observation, or at least one Federal Threatened or Federal Endangered species modeled distribution.
4	Hexagons with a Federal Candidate species modeled distribution, or a cumulative modeled distribution count > 14 SGCN species.
5	Hexagons with a cumulative modeled distribution count > 11 SGCN species.



F. Describe any proposed measures to protect or enhance wildlife habitat or to minimize degradation (e.g., keeping building and roads back from shorelines; setting aside marshland as undeveloped open space).

The above animals listed could go through this property at some time; but there is no known exact area of the property. Fish Wildlife and Parks comments "as development continues to accelerate in the area and the valley as a whole. Loss of deer winter range is a continual battle. But overall, as subdivisions go, your development alone will have relatively less impact than many of the others occurring throughout the valley. It's nice to see some consideration for wildlife in a plan development."

(Jessy Coltrane Kalispell Area Wildlife Biologist - Montana Fish Wildlife and Parks)

Montana Fish, Wildlife and Parks Office stated for safe living near wildlife and minimizing habitat impact there are some things that can be done which is included in the CC&Rs :

1. Keeping dogs under owner control at all times.
2. Individual lot owners will keep waste containers inside garages or other secure facilities. Garbage collection in the subdivision will use a central collection for garbage – this will be a large metal commercial bin with bear proof latches similar to use in national parks campgrounds.
3. Removing obvious sources of food.- As noted in the Design Guidelines and CC&Rs.
4. The subdivision will be utilizing Dirt Rich Inc.'s services and have community bear proof commercial collection container for compostable materials.
5. Feeding pets indoors or bringing food dishes in at night.
6. Placing birdfeeders out of reach of deer and other big game and removal from April 15- December 1.
7. Chickens may be kept in approved predator proof facilities. Utilizing electric fencing, metal chain link, and over built wooden construction.

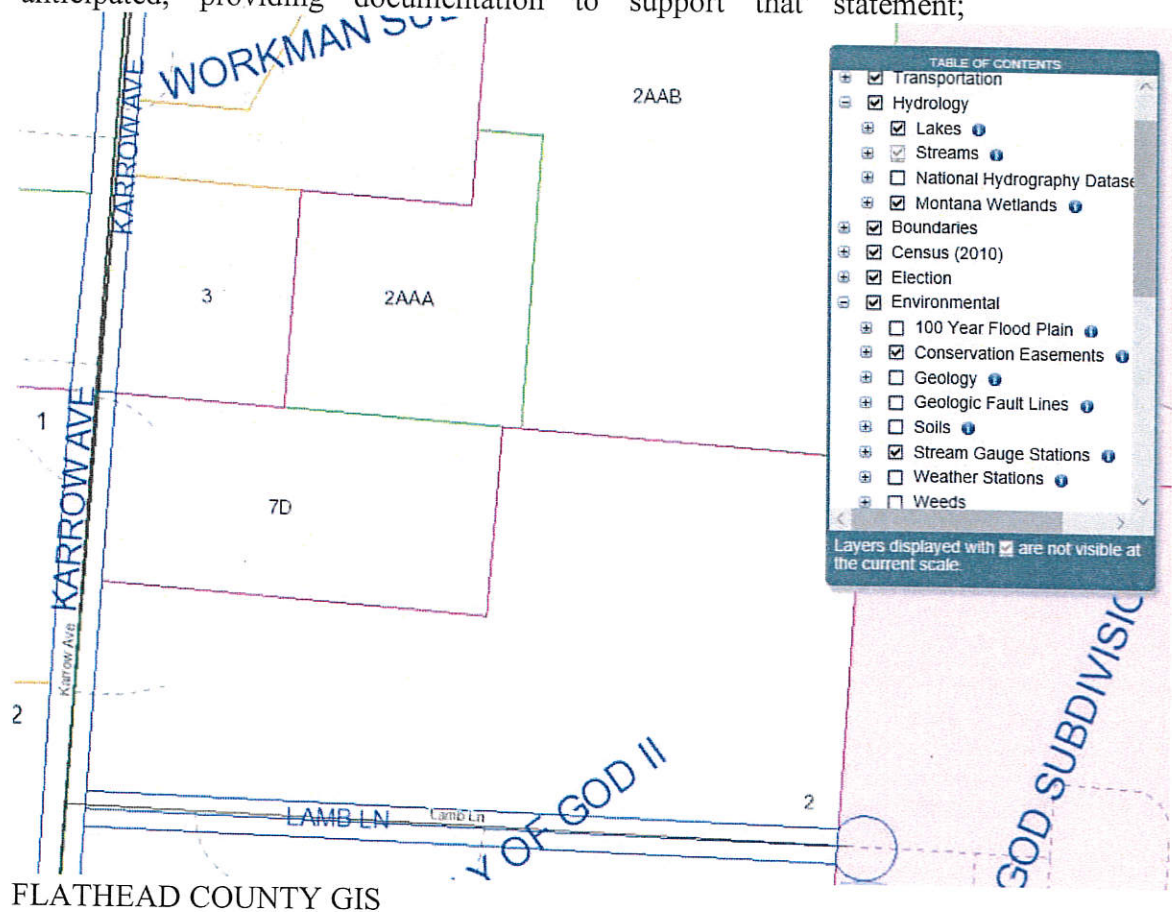
The above measures along with the 5.87 acre Park Open Space will help limit impacts on Wildlife and preserve habitat. (Owner)

f. Wildlife Habitat:

- i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have a minimal impact on wildlife habitat;

The area is contiguous to the City of Whitefish on the east, but does have open rural space on the other sides. The area to the west, east, and south around this proposal is rural. The areas to the east are urban and City of Whitefish. Being close proximity to urban, Whitefish - Assembly of God Church, Park Knoll Estates, and Great Northern Subdivision. (Owner)

- ii. Proposed subdivisions in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;



The hydrology area as shown on the Flathead County GIS website shows no Wetland Delineation on subject lands. There is a Wetland delineation located to the south east of the property, and thus a “cluster home” development and protection of 5.87 acres of land for Park Open Space is planned. (Owner)

iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of those species. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;

According to the Montana Department of Fish, Wildlife and Parks, the only endangered species for the State Of Montana on the state website is Black Footed Ferret, Last Tern, Whooping Crane, Pallid Sturgeon, and White Sturgeon (<http://fwp.mt.gov/fishAndWildlife/species/endangered/>). None of which have this area is delineated as "critical habitat". (Owner)

iv. Proposed subdivisions on and or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

“as development continues to accelerate in the area and the valley as a whole. Loss of deer winter range is a continual battle. But overall, as subdivisions go, your development alone will have relatively less impact than many of the others occurring throughout the valley. It’s nice to see some consideration for wildlife in a plan development.” according Jessy Coltrane the Kalispell Area Biologist with the Montana Department of Fish, Wildlife and Parks. This area is not listed as critical habitat. However, the “cluster homes” allows 5.6 acres of Park Open Space to be provided to serve as habitat. This 5.6 acre Park Open Space will be set aside with a irrevocable covenant restricting no future development and subdivision. (Jessy Coltrane FWP and Owner)

g. Agriculture and Timber Production:

- i. On a sketch map locate the acreage, type and agricultural classifications of soils.

Upper Flathead Valley Area, Montana (MT617)
Upper Flathead Valley Area, Montana (MT617)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Wr	Whitefish cobbly silt loam, 0 to 7 percent slopes	5.5	32.3%
Ws	Whitefish cobbly silt loam, 7 to 12 percent slopes	7.9	46.4%
Wza	Whitefish silt loam, 0 to 3 percent slopes	3.6	21.3%
Totals for Area of Interest		17.0	100.0%



There are three types of soils present in this project. There is approximately 4.8 acres Whitefish Cobbly Silt with a 0-7 percent grade and a 3e soil rating (the above map includes 1.2 acre land that is owned by Gene Lamb and some of .7 acres of Karrow Ave). There is approximately 9.1 Acres of Whitefish Cobbly Silt with a 7-12 percent grade and a 4e soil rating. And lastly 5.9 acres of Whitefish Silt Loam with 0-3 percent grade and a 3e soil rating. Please see attached complete Custom Soil Resources Report.

Using the above classification from USDA Class 3 soils have "severe limitations that restrict the choice of plants or that require special conservation practices, or both." And Class 4 soils have "very severe limitations that restrict the choice of plants or that require very careful management, or both." The land is not of significant use for agricultural purposes. (1961 Upper Flathead Valley Soil Survey)

- ii. Identify and explain the history of any agricultural production by crop type and yield.

This land has never been farmed for grain production. 20 years ago it was used for light grazing of cattle. According to Gene Lamb (who is the son of the Manuel Lamb, rented the land from 1952-1963 and purchased land and owned from 1963-1990).

- iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses.

The land to the north is divided into 5 pieces, but under single ownership. It is defined as 1425 Karrow Ave is 2.5 acres, 1443 Karrow Ave is 5.0 acres, 1465 Karrow Ave is 2.5 Acres, and two non addressed lots are all owned by Catharine Witmer and used as pasture/grazing land for hobby horses and limited hay production. The proposed lots will be buffered by the 5.87 acre Park Open Space.

The other land that is bordering proposed subdivision on the north is located at 1535 Karrow Ave is owned by Gene Lamb and currently has no agriculture activities. This too will be buffered by a portion of the 5.6 Park Open Space.

The 10.2 acres of land to the West owned by Jeremy and Desirae Meyers is used for hobby farming with a 2-4 cows and 2-4 horses. The proposed subdivision land is buffered by trees and Karrow Avenue.

The 9.1 Acres to the South West is owned by Gennaro & Maria Roseti. There is currently no use of land in agricultural purposes.

The 19 acres of 22 and 74 Lamb Lane locate to the south is owned by Karrow Properties. There is currently no use of land in agricultural purposes.

The 10 acres of land to the east is owned by Assembly of God Church. There is currently no use of the land in agricultural purposes.

- iv. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by the U.S. Forest Service in the area of this proposal.

There have been no recommendations at this time from US Forest Service for timber management. The property will be managed in accordance with the 4.7.27 Flathead County Wildland Urban Interface(see attached North Lamb Lane Subdivision Wildland Urban Interface Fire Prevention, Control and Fuel Reduction Plan). This land was harvested for marketable timber in late 2000's (according to previous owner Gene Lamb). There is a mix of Paper Birch, Cottonwoods, Aspen which have no commercial value. During the 2000's a marketable timber harvest was completed, but left some small dimension Larch, Douglas Fir, and Engelman Spruce – along with a few larger dimensional timber for habitat/reforestation. (Owner)

h.Agricultural Water User Facilities

- i.On a sketch map or aerial photo locate the locations of any agricultural water user facility, including but not limited to agricultural

water works, wells, canals, irrigation ditches and pump houses on-site or adjacent to the proposed subdivision.

There is no presence of agricultural water user facilities on the property such as reservoirs, ditches, pivots, wheel lines, water or irrigation line easements located on the subject property. Therefore, it is anticipated that the proposed subdivision will have no impact on Agricultural Water User Facilities.

- ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impact(s) and measures which will be taken to avoid or mitigate probable impacts.

There is no agricultural water user facilities on site or in immediate proximity. (Owner)

- iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water users facilities with the irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate agricultural water users impacts.

There are no agricultural water user facilities on the proposed subdivision site. And it is not in an irrigation district or under any irrigation board. There are no agencies to contact. There are no agricultural water irrigators or any main lines providing crop irrigation. (Owner)

i. Historical Features:

- i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.

Damon Murdo stated, " I have conducted a cultural resource file search for the cited project located in Section 1, T30N R22W. According to our records there have been no previously recorded sites within the designated search locale. " (Damon Murdo, Cultural Records Manager of Montana Historical Society, see attached letter.)

- ii. Describe any plans to protect such sites or properties.

Due to the fact that there are no known historical, archaeological, or cultural features associated with the land, there are no measures that need to be taken. However, should cultural materials be inadvertently

discovered during this project the Historical Society office will be contacted and the site investigated.

(Damon Murdo, Cultural Records Manager of Montana Historical Society, Owner)

iv. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

Damon Murdo also stated, " we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time. However, should structures need to be altered or if cultural materials be inadvertently discovered during this project we would ask that our office be contacted, and the site investigated." (Damon Murdo, Cultural Records Manager of Montana Historical Society)

j. Visual Impact:

i. Describe any efforts to visually blend development activities with the existing environment.

The proposed development is located in rural area bordering City of Whitefish. It is an area contiguous to the to the urban city limits of Whitefish. To the north, west, and south is R2.5 zoning. And the property to the east is Assembly of God Church and in City of Whitefish.

To blend the visual between the rural of Karrow Ave and City of Whitefish limits the proposal will cluster the home sites on 6 1.472-1.9 acres lots-positioning them going down in elevation of the topography of land to hide them from Karrow Ave and neighboring properties view. And by which allows a 5.87 acres Park Open Space to be preserved to create a North view buffer and give a more large land tract rural presentation. (Owner)

k. Air Quality:

i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created from roads, and any means to mitigate the impact to air quality.

This subdivision will be accessed off paved road of Lamb Lane and a paved county road of Karrow Avenue. Therefore no impact to air quality is expected.

During home construction BMP's will outlined and followed to mitigate any air quality concerns. A Dust Control Plan is included in the preliminary plat filings. (Owner)

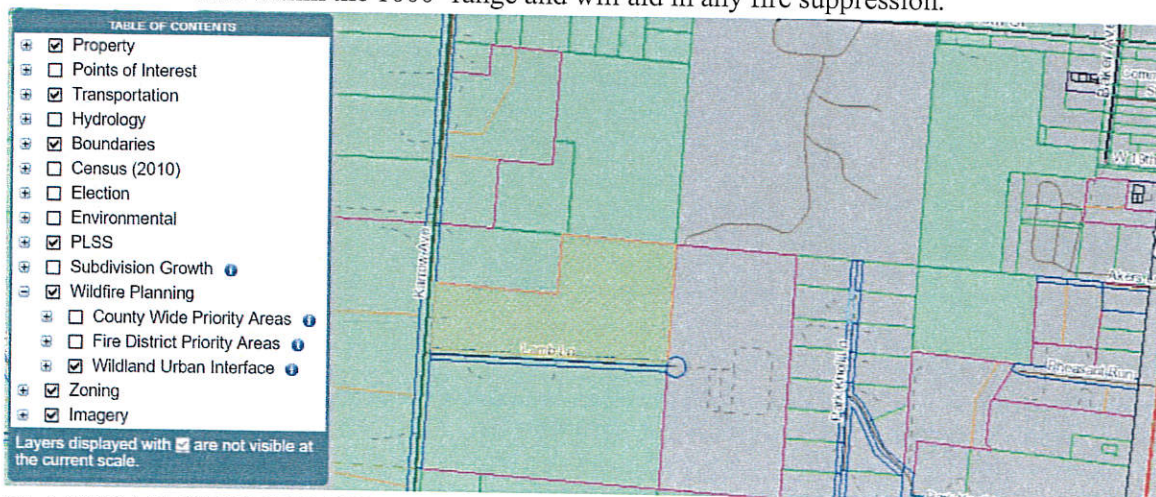
1.Area Hazards:

i.Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority describe probable impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support the statement;

This property is within the Wildland Urban Interface areas for Flathead County as identified during the Flathead County Community Wildfire Fuels Reduction/Mitigation Plan according to the GIS website map shown below. To mitigate the probable impact As per the 4.7.27 Wildland Urban Interface Subdivisions in the Wildland Urban Interface (WUI) shall be planned, designed, constructed and maintained so as to minimize the risk of fire, to allow for adequate vehicular escape from fire by residents, and to permit effective and efficient suppression of fires in order to protect persons, property and public safety. Please see attached North Lamb Lane Subdivision Fire Prevention, Control and Fuel Reduction Plan.

As shown on attached 11x17 Lot Layout, there are 2 City of Whitefish Fire Hydrants(Tested spring 2019) located at the western end of Lamb Lane and one midway between Karrow Avenue and Assembly of God Church. That puts the lots within the 1000' range and will aid in any fire suppression.



FLATHEAD COUNTY GIS

B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned

landfills, mines or sewer treatment plants, etc. In some cases an Environmental Site Assessment may be required;

There are no hazardous or potential hazardous materials observed during site visit in July 2019. (Matt Nerdig A 2 Z Engineering)

- C. Describe measures to mitigate any adverse impacts associated with area hazards.

There has been several activities associated with the development such as digging test holes for ground water monitoring and taking several water tests and looking for localized environmental hazards. No hazards have been independently identified. If, during the construction phase an area hazard is identified, the appropriate agencies will be notified by a qualified individual specializing in that area of expertise. (Matt Nerdig A 2 Z Engineering)

Section 2 — Community Impact Report

a. Water Supply:

- i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population;

The proposed water system consists of upgrading the current well located on Lot 1 to a multi user well. This upgrade will simply consist of a new pump and piping within the existing well casing. A pump test was performed to verify that the well is capable of 35 gallons per minute. The current pump house will be used and a new pump along with properly sized pressure tanks will be installed. The main service line will be a 2" pure core water line with 1" water service taps with curb stops. The line will terminate at eastern end of subdivision with a blow off valve. All portions of the system will be designed per DEQ standards by a professional engineer.

It is estimated that the required domestic water use will be 3450 gallon per day (GPD) based on 6 lots needing 575 GPD/lot per the Flathead County Septic regulations. For irrigation, we are figuring 2500 square feet (SD of irrigated landscape area on each lot. Therefore for 6 lots this amounts to 6 lots x 2500= 15,000 SF of irrigation area. DNRC standard is 2.5 Acre-Foot(AF) per acre per year and 15,000 square feet is equal to 0.344 acres. $0.344 \text{ acres} \times 2.5 \text{ AF/Ac.} = 0.86 \text{ AF/Yr.}$ If we figure a 4 month irrigation season this amounts to $0.86/4 = 0.215 \text{ AF/month.}$ $0.215 \text{ AF}/30 \text{ days/month} = 0.00716 \text{ AF/day.}$ $0.00716 \text{ AF} \times 43,560 \text{ sf/acre} = 1,452 \text{ cubic feet day.}$ 1,452

x 7.48 gallons/cubic foot 10,860 GPD. Therefore total domestic and irrigation demand is 3,450 GPD (Domestic) + 10860 GPD (irrigation) = 14,310 GPD during the irrigation season. **This equates to about 20 to 25 GPM for a peak demand requirement as the irrigation and domestic demand is spread out over 12 hours. This is easily covered by the 35 GPM well capacity verified by the pump test. The total water usage for the year assuming a 4 month irrigation season is 7.8 acre feet which is allowed within the 10 acre foot allowance of an exempt water right.** (Matt Nerdig, A2Z Engineering)

ii. Indicate whether the plans for water supply meet state standards for quality, quantity and construction criteria.

The proposed multiple user water system is regulated by the Montana Department of Environmental Quality (DEQ). The water system will need to be design by a professional engineer and reviewed/approved by the MDEQ. The water system must meet periodic water quality standards as required by DEQ. Therefore, the proposed plans will be prepared and reviewed by DEQ to meet DEQ construction criteria. (Matt Nerdig, A2Z Engineering)

iii. If the subdivider proposes to connect to an existing water system: A. Identify and describe that system;

The subdivision does not propose to connect to a existing water system. (Matt Nerdig, A2Z Engineering)

A. Provide written evidence that permission to connect to that system has been obtained;

This does not apply as no connection is sought. (Matt Nerdig, A2Z Engineering)

B. State the approximate distance to the nearest main or connection point;

The nearest public water supply main is the city of whitefish main that is within 500 feet of the proposed subdivision. The cost to connect to this system is greater than the 3 to 1 requirement and therefore a waiver has been applied for through the DEQ. The waiver is currently in process and should be finished within the next couple weeks. (Matt Nerdig, A2Z Engineering)

C. State the cost of extending or improving the existing water system to service the proposed development;

This item does not apply as there is no proposed extension of a public water supply (Matt Nerdig, A2Z Engineering)

D. Show that the existing water system is adequate to serve the proposed subdivision.

This item does not apply as there is no proposed extension of a public water supply (Matt Nerdig, A2Z Engineering)

iv. If a public water system is to be installed, discuss:

A. Who is to install that system and when it will be completed;

A multiple user system will be installed by the owner/contractor. It will be design and certified by A2Z Engineering. (Matt Nerdig, A2Z Engineering)

B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed;

The home owners association will be responsible for maintenance and operation of the system in accordance with the approved documents, shared well users agreement and easements. (Matt Nerdig A2Z Engineering)

C. Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-101 MCA).

A 72 hour pump test showed that the water supply is adequate and dependable. The test was done in accordance with DEQ standards for source testing. The water testing on the well showed that the water supply has sufficient quality. (Matt Nerdig, A2Z Engineering)

v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

b. Sewage Disposal:

i. Describe the proposed method of sewage disposal and system;

The sewage system will be composed of a STEP system of waste collection using a small diameter main that then pumps to a level two treatment system. The level two treatment system then doses the proposed drainfield. All components of this system shall meet county and state standards. (Matt Nerdig, A2Z Engineering)

ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards;

It is estimated that the subdivision will produce 575 gallons per lot at maximum build out. This will produce 3,450 gallons per day of effluent. The mains, drainfield, and level two treatment system will be design to handle this flow rate. (Matt Nerdig, A2Z Engineering)

iii. If the development will be connected to an existing public sewer system, include:
A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision; See b. i. above

This does not apply as the nearest public sewer system is greater than 500 feet away from the proposed subdivision. (Matt Nerdig, A2Z Engineering)

B. Written evidence that permission to connect to that system has been obtained.

iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:

A. When the system will be completed, and how it will be financed;

The proposed collection and drainfield system is paid for by the current lot owners/developer. (Matt Nerdig, A2Z Engineering)

B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?

The homeowners association will hire a license maintenance company to maintain the level two system and drainfield. (Matt Nerdig, A2Z Engineering)

c. Storm Water Drainage:

i. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculation

The site proposes to have 3 different areas of Biodetention as shown on the Storm Water Drainage plans. The Biodetention for driveways needs to be able to hold 2017.1 gallons of storm water run off. The

Biodetention around building structures will need to be capable of holding 1585.7 gallons of storm water run off. This is broken down into 2 areas - maximum square footage of house is 1300 sq ft and garage/accessory is 700 sq ft.

1)The Biodetention areas along driveways at 1.5' deep by 4' wide holds 22.47 gallons per foot. (triangle volume 2' wide x 1.5' deep x 1' long=1.5 cubic ft x 7.49 gallons per foot). Each lot will need 89.8 ft of Biodetention to hold storm water from parking and driveways.

2)The garage is approximately 33% of area and main structure will be 67%. Thus the Biodetention for garage will need to be 1.5' deep by 3' across by 32' long to hold 539.28 gallons.

3)The Biodetention for the main structure will be 2' deep by 4' across by 36 ft long to hold 1078 gallons.

These Biodetention areas will be constructed with an uncompacted native soil base, added soil amendments, seeded with a DNRC specified native grass material, a few surrounding Aspen trees and native Willow shrubs. This will aid in the infiltration, evaporation, and plant absorption of the storm water runoff collected in the Biodetention area. It will be graded so that an out flow are to the south-east and north-east. This will allow water to continue with natural drainage away from structures and continue with infiltration, evaporation, and plant absorption through the undisturbed soils and vegetation.

These are only preliminary conceptual calculations to show the design intent. The full design will be submitted to DEQ for review and approval. (Matt Nerdig, A2Z Engineering)

- ii. Describe the proposed methods of storm water drainage for other areas of the subdivision, including storm water calculations;

The building structures and driveways will be the only changed area of concern. (Matt Nerdig, A2Z Engineering)

- iii. Identify the mechanism and who is responsible for the maintenance of the storm water drainage system.

The existing ditch on Lamb Lane will be the responsibility lined out in the Road User's Agreement. The individual lot Bioretention areas will be the responsibility of each individual lot owner. (Matt Nerdig, A2Z Engineering)

d. Solid Waste Disposal:

- i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

- A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume.

This 6 lot residential development will use a contract to haul for removal of all solid waste. Republic Services has been contacted and agrees that they have capacity to service. (Janice Sattizahn, Republic Services and Owner)

- B. A description of the proposed alternative where no existing system is available.

This residential development will use contract haul removal of all solid waste. If not available all lot owners will be expected to take precautions to minimize human-wildlife conflicts such as; decreasing the availability of food attractants and food sources and using wildlife-proof garbage containers since storing garbage for long periods of time has potential to attract animals. All lot owners will transport the solid waste by private vehicle to the nearest county site. (Owner)

e. Roads:

- i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads.

There are no new roads needed to service the subdivision. It will use the existing roads of Karrow Avenue and Lamb Lane. Karrow Avenue is a Flathead County road with speed limit of 45mph . Lamb Lane is a private paved road with a speed limit of 25 mph. Both of these roads meet the required specification to handle traffic.(Owner)

- ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision.

Lots 2-6 will be accessed off of Lamb Lane which is a private road. Lot 1 will use the preexisting approach/access off of the County road Karrow Avenue which is a collector road. The reason to use this one access is it is preexisting and with the location of the septic drain field easement this existing approach will provide better access to the lot.

- iii. Explain any proposed closure or modification of existing roads.

There will be no closure or modification of the existing roads.(Owner)

- iii. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

The subject property is accessed from Karrow Avenue which is a paved collector road and Lamb Lane an existing paved subdivision road. Single family dwellings contribute to 10 Average daily trips and Accessory Dwelling units contribute to 7 Average daily trips (using the 9th edition of ITE Trip Generation rates). Together five additional single family dwelling units and five ADU add will add 85 additional trips on Lamb Lane and Karrow Avenue. The current single family home contributes comparable Average Daily Trips as the proposed new Lot 1. As of June 2012 (most recent traffic count data) there were 1292 average daily trips on Karrow Avenue north of Blanchard Lake Road. The proposed subdivision would have a potential increase traffic on Karrow Ave by 6.58%. According to Flathead County this is not a significant increase and is acceptable. (Owner)

- iv. Describe provisions considered for dust control on roads.

The roads to access subdivision are all paved and no extra dust will generated.(Owner)

- vi. Indicate who will pay the cost of installing and maintaining dedicated and private roadways.

The property owners will pay the cost of maintaining the common road of Lamb Lane. The HOA of North Lamb Lane Subdivison (proposed subdivision) will enter into a Road Users Agreement with Assembly of God Church and owner of 74 Lamb Lane to maintain Lamb Lane – which is the only private road.(Owner)

- vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully developed.

It is estimated that the 5 additional lots will generate an additional 50-75 vehicle trips per day or 10 vehicle trips per single family unit and 7 trips per possible ADU. (Source: Trip Generation, 9th Edition, Institute of Traffic Engineers)(Owner)

- viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance.

- Yes there is year-round access by conventional automobile over legal rights-of way available to the subdivision and to all lots within the subdivision.(Owner)

- i. Include a description of:
 - A. The method of furnishing electric, natural gas or telephone service, where provided.

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Completed site meetings and a design with Jeff Goudreau, Flathead Electric Distribution Designer III.

CenturyLink will provide the phone services. Cable/internet will be the owners' choice of the many vendors providing that service. Both of these services is across Lamb Lane and will be extended to lots under ground.

Northwestern Energy has a gas line down Lamb Lane that will provide natural gas service. (Owner)

- A. The extent to which these utilities will be placed underground.

The utilities will need to be extended and the utilities will be placed underground according to the Plans of the Utility companies at the time of Final Plat.(Owner)

- B. Estimated completion of each utility installation.

Utility installation is needed and the completion of each will be completed prior to Final Plat.(Owner)

- D. The subdivider shall provide a written statement from the companies that the proposed subdivision can be provided with service.

The will serve letters will be submitted at the time of Final Plat.(Owner)

g. Emergency Services:

- i. Describe the emergency services available to the subdivision such as:

- A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?

The subdivision is currently served by the Whitefish City Fire Department. "The Whitefish Fire Department provides service to both the area within the city limits as well as the rural Whitefish Fire Service Area, which encompasses approximately 100 square miles around the city." The nearest fire station is Station 22 located at 275 Flathead Ave, the second station (Station 21) is located at 1400 Hodgeson Road. Due to the subdivision being within 1000' of a City of Whitefish fire hydrant, "The current ISO rating for residences within the city or within 1,000 feet of a

fire flow rated hydrant is an ISO 4.” Whitefish City Fire Department has 15 fulltime paid employees, 10 part time, and 3 administrative staff.

“We have three engines the first out engine carries has 750 gallons of water and the tender also goes with 3000 gallons of water. We have three ambulances however we can only staff two with the minimum staffing of four firefighter paramedics. The response time to lamb lane would be around 6 minutes.” (Travis Tveidt ASSitnant Fire Chief City of Whitefish Fire Department)

A. Police protection.

The property is located just outside of City of Whitefish limits and in rural Flathead County. Therefore will be served by the Flathead County Sheriff's Department, which has 52 sworn in officers, and 55 cars.

“The Flathead County Sheriffs Department is responsible for protecting 5,098 square miles and 55,460 residents of the non-incorporated area of the county. They are dedicated to the protection of the people of Flathead County and the professional enforcement of local, state and federal laws. There are six divisions within the Sheriffs Department: 1. Patrol Division 2. Detective Division 3. Adult and Juvenile Division 4. Civil Division 5. Coroner 6. Crime Stoppers Currently the Flathead County Sheriffs Department employs 118 people. However, only 52 of them are in “on the ground” law enforcement.” Thus the subdivision can be serviced by adequate police protection. (Flathead County Baseline Analysis and Flathead County Sheriff)

B. Ambulance service/Medical services.

The Whitefish City Fire Department provides the ambulance/medical services to the proposed subdivisions area. The nearest station is located in the City of Whitefish – City of Whitefish Main emergency services building located at 275 Flathead Ave. Whitefish City Fire Department has 2 stations, 15 full time paid employees, 10 partime, and 3 adminstrative staff, with three staffed ambulances. Response times to the subdivision is 6 minutes.(Whitefish City Fire Dapartment and Flathead County Baseline Analysis).

The Whitefish City Fire Department has mutual aid agreements with both Evergreen Fire District and Kalispell Fire for back up help. Therefore there is adequate ambulance and medical services available. (Flathead County Baseline Analysis)

- D. Give the estimated response time of the above services.

The maximum response time to subdivision by Whitefish Fire Department for fire and ambulance is predicted at 6 minutes. Flathead County Sheriff Department predicts under 15 minutes for response time. (Whitefish Fire Department and Flathead County Sheriff)

- E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

Yes, according to the research and discussions with the organizations, the needs can be met by the present personnel and facilities. (Owner)

h. Schools:

- h. Identify the School Districts and describe the available educational facilities which would service this subdivision.

The subdivision will be within Whitefish School District #44. The school district comprises of 4 schools. Muldown Elementary School for grades k-4 and is 2.8 miles away. Whitefish Middle School for grades 5-8 and is 2.4 miles away. Whitefish High School for grades 9-12 and is 2.4 miles away. Whitefish Independent High School is for grades 9-12 and is 2.4 miles away. (Whitefish School District Website).

- ii. Estimate the number of school children that will be generated from the proposed subdivision.

Using the county wide average of 0.42 school aged children per residence, at full build out, there is the potential for up to 2.52 children to the school system. The possible secondary structure if used as an ADU will not be conducive to a family residence, and thus are not included in calculations. (Using 15,042 students in the Flathead County and the 36,077 residences from the Census Bureau Community Survey.)

- iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the appropriate school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to

overcome any adverse impacts of the proposed development on the provision of educational services.

Based on communications with Superintendent Heather Davis Schmidt on 6/11/19, the school system will be able to service this subdivision's new residences.

The subdivision will be on the bus route number 11 in the Whitefish School District. "Route No. 11 Skyles Lake and Blanchard Lake The route will start at the Whitefish Schools and proceed west on Highway 93 to the Conner's residence; turn around and head east on Highway 93 to Karrow Avenue; south on Karrow Avenue to the intersection of Blanchard Lake Road and Highway 93 south; north on Highway 93 to the schools. The route will be reversed in the afternoon." (From Whitefish School District website).

With an expected 2.52 additional students, this is proposal has a minimal impact on the school resources.

i.Land Use:

- i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed.

The plan is for a county subdivision. The property is zoned R2.5 in the Whitefish Rural Zoning District. R2.5 classification has a performance standard of a minimum 2.5 acres for lot size. This subdivision has applied and been approved on April 22, 2019 by the Flathead County Board of Adjustment for a Cluster Home Development Conditional Use permit. (see attached Letter of Approval Permit). This permit allows the further application of 6 lots with lot sizes of 1.47-1.90 acres, and the 5.87 acres Park Open Space. The Park Open Space will be have irrevocable covenant prohibiting future subdivision or development; with future consideration for Conservation Easement. The average lot size divided over the total acreage meets the prescribed R2.5 density requirement.

- ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.).

This proposed subdivision will not affect access to any public lands. There are no public lands adjacent or near the proposed development.(Owner)

iii. Describe the effect of the subdivision on adjacent land use.

The adjacent lands are as follows:

The land to the north is divided into 5 pieces, but under single ownership. It is defined as 1425 Karrow Ave is 2.5 acres, 1443 Karrow Ave is 5.0 acres, 1465 Karrow Ave is 2.5 Acres, and two non addressed lots are all owned by Catharine Witmer. It is used as pasture/grazing land for 4-5 Horses and some hay production. The proposed lots will be buffered by the 5.87 acre Park Open Space to limit the effect of subdivision.

1535 Karrow Ave also borders proposed subdivision on the north and is owned by Eugene Lamb. This too will be buffered by a portion of the 5.87 Park Open Space.

The 10.2 acres of land to the west is owned by Jeremy and Desirae Meyers. It is currently a primary residence and is used for hobby farm (grazing 2-4 cows and 2-4 horses). Visually the subdivision will be buffered by a row of large evergreens on Meyers property and Karrow Ave. Lots are laid out as such to provide minimal visual impact.

The 9.1 Acres to the South West is owned by Gennaro & Maria Rosetti. The land is currently used by a part time residence with their primary address listed in California. This residence will be buffered by their row of trees, Karrow Ave, and natural block of Aspens on Lot 1. The lots are laid out as such to provide minimal visual impact.

The 19 acres of 22 and 74 Lamb Lane located to the south is owned by Karrow Properties, and is the current owners of this proposed subdivision residence. The building envelopes on lots within the proposed subdivision are laid out to keep the natural tree buffer.

The 10 acres of land to the east is owned by Assembly of God Church and in City of Whitefish limits. Being a Church the use of property is primarily Sunday mornings and the subdivision will not deter from property use.

Beyond the Assembly of God Church parcel is Park Knoll Estates which is in City of Whitefish limits and is 16 lots of 1.25 acres sizes. The Park Knoll estates are of similar size lots and similar lot lay out to the proposed subdivision. This subdivision will be buffered by keeping natural tree islands, and the Church property has large trees and the building to buffer future subdivision.

To reduce conflict, the proposed trail on the 5.87 Acre Park Open Space will use precedents set on Whitefish Trail, and City of Whitefish Bike and Pedestrian Trail's with utilization of signage to delineating private property and public access.

The proposed subdivision is designed to mitigate issues with existing land use in all ways possible, while still allowing development. We do not foresee any effects on adjacent land use. The developer will take steps to mitigate any concerns from adjacent landowners. (Owner)

- iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified.

As shown on the below aerial photograph, there are no high-pressure gas lines or high voltage power lines on or near this subdivision. The dilapidated structures have been removed during the past 4 years. Therefore there are no health and safety hazards on or near this subdivision.(Owner)



j.Housing:

- i. Indicate the proposed use(s) and number of lots or spaces in each:

- a. For residential indicate the type of dwelling unit.

This proposal is for 6 single family residential lots. All lots will be single family residential and will comply with the uses and conditional uses in the Flathead County R2.5 zoning designation. The lots will have maximum building foot print sizes of 1300sq ft and 27' heights for main structure, and 700 sq ft and 27' height for secondary structures. (Owner)

- B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).

There is no commercial development proposed.

k.Parks and Recreation Facilities:

- i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

Using Flathead County Parkland cash or land donation formula under "4.7.24 Parkland Dedication e iii. 5% of the combined gross area of the land proposed to be subdivided into parcels larger than one acre and not larger than three acres". There is 15.2 gross acres of lots larger than 1 acre and not larger than 3 acres. Using the above 5% allocation 0.76 acres should be allocated. "4.7.24 Parkland Dedication d ii. The subdivider proposes to dedicate parkland, within the subdivision and maintained by the home owners association in an amount equal to or exceeding the area required pursuant to Subsection (e);" The subdivision proposes to set aside 5.87 acre Park Open Space with an irrevocable covenant prohibiting further subdivision or development with future consideration for Conservation Easement– in essence to Parkland. This is approximately 38% of the total gross acres. This surpasses the 5% required by the Flathead County Subdivision Regulations by 4.84 acres. (Owner).

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